

for sale

guide price **£55,000** Leasehold



## Woodlands Court Wood Street Kettering NN16 9SD

CALL TO VIEW !!!

Situated on the popular Woodlands Court is this one bedroom ground floor apartment . The property would make an ideal first time purchase or investment.



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# Property Details

**Auctioneer's Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge / Kitchen 17' 1" x 10' 8" ( 5.21m x 3.25m )

MAX MEASUREMENT - Double glazed windows to the front and rear aspects, radiator, T.V point

Kitchen Area:

Worktops with a square edge, cupboards at base and eye level, tiling to the rear of the worktops, inset sink and drainer + mixer tap, space and plumbing for a washing machine, space for fridge, inset gas hob with overhead extractor hood and laminate flooring.

## Bedroom 9' 11" x 8' 4" ( 3.02m x 2.54m )

Double glazed window to the rear aspect and a radiator.

## Bathroom

The Bathroom has a panel bath with shower & screen, pedestal wash hand basin, close coupled W.C with half and full flush, radiator and a double glazed window to the front aspect.

## Outside

Allocated parking space.





To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
KETTERING NN16 8XG

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: KTT307552 - 0012

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold costs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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